

**Robert C. Buckley**  
rbuckley@riemerlaw.com  
(617) 880-3537 direct  
(617) 692-3537 direct fax

March 6, 2009

**VIA HAND DELIVERY**

Charles Horning, Chairman  
Lexington Planning Board  
1625 Massachusetts Avenue  
Lexington, Massachusetts 02420

Re: Amendment to Preliminary Site Development and Use Plan, Lexington Technology Park,  
Lexington, Massachusetts

Dear Mr. Chairman,

This office and the undersigned represent Patriot Partners Lexington LLC ("Applicant"), with respect to the property known as Lexington Technology Park, located at 125, 131 and 141 Spring Street, Lexington, Massachusetts ("Premises"). As previously discussed with the Planning Board, the Applicant wishes to amend the Preliminary Site Development Use Plan (PSDUP) originally approved by the May 2004 Town Meeting to permit the development of an additional 380,000 square feet of research/office space on the Premises and has prepared the enclosed materials to support such petition.

Over the past eighteen months, the Town of Lexington has celebrated the commitment by Shire Human Genetic Therapies, Inc. ("Shire") to relocate to the community as well as the resultant conversion of the former Raytheon campus into a first class office and biotechnology facility. While the Town is beginning to realize the significant benefits from this development, it has become apparent that in order to ensure fulfillment of the long term needs of its existing and perspective tenants, the Applicant must undertake additional planning for the future of the Premises. Based on a preliminary site engineering analysis we have prepared a conceptual design which will accommodate this expansion proposal while addressing any potential adverse impacts on our abutting neighbors. In addition, the synopsis below provides further evidence of the appropriateness of the location and benefits anticipated from this proposal.

Several fiscal, environmental, and transportation factors make this project area an ideal location to complement existing development for the Town of Lexington. In terms of increased tax revenue to the Town, the additional square footage is projected to yield approximately \$1.6 million dollars in gross annual revenue, more than five times the amount of the cost of services. The increase in building area should provide new high paying jobs for the community.

The tenant, Shire, is an internationally recognized biopharmaceutical company and increased square footage would give them flexibility and opportunities for expansion. In addition, the increased

square footage would provide opportunities for other complementary and desirable businesses to locate and prosper in Town. The Lexington Comprehensive Plan states: "Efforts should importantly include support for businesses already here in Lexington, since they are (or should become) part of our community, and are critical to our achieving the goals we seek." (p.78)

Another advantage of encouraging development at the Premises is its location. Situated at the exit/intersection of two limited stop highways (Route 2 and Route 95/128), it is set back from the residential fabric of the community so the impact to local roads as "cut-throughs" from non-residents is mitigated. Much needed transportation improvements will be funded through transportation mitigation measures and will be incorporated into any PSDUP amendment approved by Town meeting.

Overall, the creation of new development at this strategic location will supply much needed revenue for the Town's tax base, create high paying jobs and offer transportation improvements that will alleviate much of the traffic congestion proximate to the project area.

In order to effectuate the Planning Board's review of this petition we have enclosed nine (9) sets of the following materials:

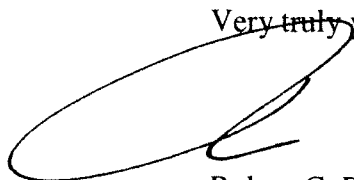
1. Proposed amendments to the PSDUP Zoning Provisions
2. Traffic Study prepared by Tetra Tech Rizzo, dated February 18, 2009;
3. Site Utilities Analysis
4. Fiscal Impact Analysis
5. Locus Plan
6. Conceptual Site Plan
7. Conceptual Architectural Images
8. Amended Preliminary Site Development and Use Plans (9 sets in 11x17 and 3 sets in 24x36)
9. Two (2) checks each in the amount of \$1,000 made payable to the Town of Lexington
10. Completed Form B "General Application for Approval of a Plan for Development".

We would respectfully request that this matter be placed on the next available Planning Board agenda to commence the formal hearing process on this proposal.

Mr. Charles Horning  
March 6, 2009  
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In the interim, if you have any questions please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to be 'R. Buckley', written over the closing 'Very truly yours,'.

Robert C. Buckley

RCB/mmc  
Enclosure

cc: Steve Rice, Patriot Partners Lexington LLC (w/enclosures)  
Joseph Zink, Patriot Partners Lexington LLC (w/enclosures)  
Brian Lawlor, SMMA (w/enclosures)  
John Hart, SMMA (w/enclosures)  
Richard Bryant, Tetra Tech Rizzo (w/enclosures)  
Melissa Cushing, Riemer & Braunstein, LLP (w/enclosures)  
Ethan Solomon, Riemer & Braunstein, LLP (w/enclosures)

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RIEMER & BRAUNSTEIN LLP  
7 NEW ENGLAND EXECUTIVE PARK  
BURLINGTON, MA 01803

10394

PAY  
TO THE  
ORDER OF

*Town of Lexington*  
*Due thousands 100/100*

DATE

*2/27/09*

53-13/110 MA  
47876

\$1,000.00

Bank of America



ACH RT 011000138

FOR *23325/181 filing fee*

⑈010394⑈ ⑆011000138⑆ 00002513668⑈

DOLLARS

*[Signature]*

RIEMER & BRAUNSTEIN LLP  
7 NEW ENGLAND EXECUTIVE PARK  
BURLINGTON, MA 01803

10395

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DOLLARS

*[Signature]*



**Town of Lexington**  
**Planning Department**

1625 Massachusetts Avenue  
Lexington, MA 02420

Tel: (781) 862-0500 x245  
Fax: (781) 861-2748

**FORM B**

**GENERAL APPLICATION FOR APPROVAL OF A PLAN FOR DEVELOPMENT**

February 27, 2009  
(date)

To the Planning Board:

**NAME OF PROJECT** Lexington Technology Park

**A. TYPE OF PLAN**

The undersigned requests approval of the accompanying plan for the development of land in Lexington. The accompanying plan is a:

☐ sketch ☐ preliminary ☐ definitive ☐ extension  
☐ resubmittal ☐ revision ☒ amendment ☐ rescission  
for a ☐ residential, or ☒ non-residential development.

This application requests: (Check as many boxes as are applicable)

1. Approval of a subdivision plan under section \_\_\_\_\_ of the Subdivision Regulations;
2. Granting of a special permit with site plan review (SPS) for a planned residential development (three or more dwelling units) under section(s) \_\_\_\_\_ of the Zoning By-Law;
3. Granting of a special permit under section(s) \_\_\_\_\_ of the Zoning By-Law to:
4. Approval of a street construction plan for an unaccepted street under section \_\_\_\_\_ of the Development Regulations;
5. Determination of the adequacy of the grade and construction plan of an unaccepted street under section \_\_\_\_\_ of the Development Regulations;
- \* 6. Petition for rezoning land including a preliminary site development and use plan for an \_\_\_\_\_ RD, Planned Residential Development, an \_\_\_\_\_ CD, Planned Commercial Development, under section \_\_\_\_\_ of the Zoning By-Law.
  - \* Amendment to PSDUP for existing CD zone for Lexington Technology Park

Received by Planning Board:

Space for Town Clerk

**D. CALCULATION OF FEE (See §175-12D(7))**

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Filing Fee:	-	* -	= 0	+ 1000	= 1000
Creditable Prior Payment					0
Total Filing Fee due with application					1000

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Review Fee:	-	* -	= 0	+ 1000	= 1000
Creditable Prior Payment					0
Total Review Fee due with application					1000

Note: A separate fee is required for **filing** an application and for the **review** of the application. Payment for each fee shall be by a **separate** check payable to the Town of Lexington or by cash.

**Robert C. Buckley**  
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(617) 880-3537 direct  
(617) 692-3537 direct fax

March 6, 2009

**VIA HAND DELIVERY**

Mr. Norman Cohen  
Chairman, Board of Selectmen  
Town of Lexington  
Town Office Building  
1625 Massachusetts Avenue  
Lexington, Massachusetts

Re: Proposed Warrant Article, Lexington Technology Park, Lexington, Massachusetts

Dear Mr. Chairman,

This office and the undersigned represent Patriot Partners Lexington LLC ("Applicant"), with respect to the property known as Lexington Technology Park, which is located at 125, 131 and 141 Spring Street, Lexington, Massachusetts ("Premises").

As you are aware, the Applicant wishes to amend the Preliminary Site Development Use Plan (PSDUP), originally approved by the May 2004 Town Meeting, to permit the development of an additional 380,000 square feet of research/office space on the Premises. This proposal will allow the Applicant to accommodate future expansion desires of both the existing tenant as well as any future complementary users. In order to effectuate this proposed zoning amendment, we would respectfully request that the Board of Selectmen consider opening a Special Town Meeting Warrant whereby the Town of Lexington Town Meeting could consider this petition immediately following the Annual Spring Town Meeting.

Enclosed for your review and distribution to the Board of Selectmen are ten (10) copies of the following materials related to this petition, which include a copy of the proposed zoning amendment along with supplemental analysis of the project impacts and mitigation proposal:

1. Proposed amendments to the PSDUP Zoning Provisions;
2. Traffic Study prepared by Tetra Tech Rizzo, dated February 18, 2009;
3. Site Utilities Analysis;
4. Fiscal Impact Analysis;

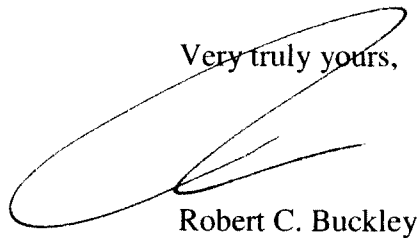
Mr. Norman Cohen  
March 6, 2009  
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5. Locus Plan;
6. Conceptual Site Plan;
7. Conceptual Architectural Images;
8. Amended Preliminary Site Development and Use Plans.

We would also request that this petition be transmitted forthwith to the Planning Board with a request that the requisite public hearing process be commenced.

We appreciate your consideration of this matter. If you require any additional information please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Robert C. Buckley', is written over the typed name. The signature is fluid and cursive, with a large loop at the end.

Robert C. Buckley

RCB/mmc  
Enclosures

cc: Steven Rice, Patriot Partners Lexington, LLC (w/out enclosures)  
Joseph Zink, Patriot Partners Lexington, LLC (w/out enclosures)  
Melissa Cushing, Riemer & Braunstein, (w/out enclosures)  
Ethan Solomon, Riemer & Braunstein, (w/out enclosures)

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